



City Planning
Commission



Date _____

Tracking Number _____

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

Early Consultation: Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

Application Acceptance: All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

Purpose: The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

When to Apply and Process: In 2016, the amendment application period will begin on April 25th and close on July 14th. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

REQUIRED COMPONENTS

Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Evaluation of current public policy
 - Other factors
- FEE: \$1,500 (*Only applies to descriptions of the Future Land Use Categories of Chapter 14, Sections C and D)

Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
 - Change in land use trends
 - Impacts on neighboring property
 - Evaluation of existing zoning classification & the current future land use classification
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Other factors
- Photographs of subject site
- FEE based on table below

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

Lots 0-4,999 sq ft	\$1,000	Lots 25,000-74,999 sq ft	\$3,000
Lots 5,000-24,999 sq ft	\$2,000	Lots 75,000 sq ft or more	\$4,000

TO BE COMPLETED BY CPC STAFF

Intake Planner PC

Date Received 9-9-16

Amount Received n/a

Planning District _____



City Planning
Commission



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MASTER PLAN APPLICATION

REQUEST FOR CHANGE IN TEXT OF MASTER PLAN

REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume 2 Chapter(s) 7 and 14 Page No(s) See box below Title(s) See box below

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

Changes proposed to Vol 2, Chap 7, pp 7.1, 8-9; Chap 14, pp 14.1, 5, 9, 16-17, 22-25, 27-35

See attached Appendix I, Proposed Amendments to Master Plan Regarding Parks and Green Spaces by Parks for All NOLA; and Appendix II, Proposal for New Land Use Categories Regarding Natural Areas, Parks and Other Green Space by Parks for All NOLA

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate application is needed for each non-contiguous property) _____

Municipal Address(es) _____

Square Number(s) _____ Lot Number(s) _____

Tax Bill Number(s) _____

Square footage of area _____

Future Land Use Map Designation (current status) _____

Proposed Future Land Use Map Designation _____



City Planning
Commission



Date _____
Tracking Number _____

MASTER PLAN APPLICATION

APPLICANT INFORMATION FOR AMENDMENTS TO TEXT OF MASTER PLAN

APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY

Applicant Type: ☒ Organization ☐ public official/agency ☐ individual citizen ☐ property owner ☐ other
Applicant Name (and org. name if applicable) NOLA Parks for All / CM LATOYA CANTRELL
Address 1208 Eighth Street
City New Orleans State LA Zip 70115
Phone 504-259-6688 Email address showard@nolaparksforall.org

Applicant Type: ☐ Organization ☐ public official/agency ☐ individual citizen ☐ property owner ☐ other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: ☐ Organization ☐ public official/agency ☐ individual citizen ☐ property owner ☐ other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: ☐ Organization ☐ public official/agency ☐ individual citizen ☐ property owner ☐ other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: ☐ Organization ☐ public official/agency ☐ individual citizen ☐ property owner ☐ other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____



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Date	_____
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MASTER PLAN APPLICATION

ACKNOWLEDGMENTS

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner or authorized agent of the area of land described above, hereby submit for your approval the above-stated request.

Applicant Signature Scott P. Howard, President - Parks for All ^{NOLA} Date Sept 8, 2016

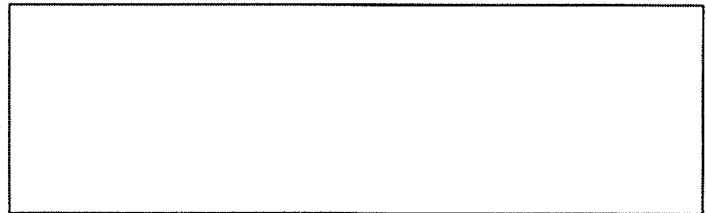
Applicant Signature [Signature] Date 9/9/16

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn and subscribed before me this _____ day of _____ 20 ____ .

My Commission Expires _____



APPENDIX II

PROPOSAL FOR NEW LAND USE CATEGORIES REGARDING NATURAL AREAS, PARKS AND OTHER GREEN SPACES

NOLA Parks for All (“PFA”) recommends that the City Planning Commission (CPC) and City Council commence a Master Plan (MP) amending process to establish new separate land use categories for *Natural Areas*, *Open Space*, and *Recreational Areas*. Each land use category should be defined separately within Volume 2, Chapter 14 of the MP, as proposed in PFA’s amendment recommendations, and the categories should be applied to characterize land falling within these definitions as separate land uses in the Future Land Use Map (FLUM), Comprehensive Zoning Ordinance (CZO), and other related land use maps with the force of law. In addition, to maximize the effectiveness of these new definitions, PFA urges the CPC, Council, and the Mayor to create formal processes requiring thorough public review and approval for projects beyond permitted uses within the areas so designated.

PFA acknowledges that any changes to how public property is marked in the FLUM and other official land use maps should be made through a transparent and inclusive process conducted by local governmental entities. To the extent that the MP already differentiates between “*Natural Areas*,” “*Parkland*,” and “*Open Spaces*” in Volume 2, Chapter 14, Section C, PFA recommends the text changes set out below to more accurately capture the types of public green space throughout the City and the important conservation and range of use differences among those categories.

It is important to identify and delineate existing Open Space to prevent the loss of that space to public and private economic interests that would develop or limit access to public property that had long been freely used by all citizens. As the Master Plan notes, “Cities that give up park land end up regretting it. . . When cities looking for “free land” establish other public facilities on park land, they are chipping away at the community’s overall inventory of park land.” By identifying and mapping natural public space, we can better identify and track losses of open space, note additions to the inventory of public green space, and protect public green space from conversion to commercial or intensive uses.

In addition to urging that officials commence a redrawing of the FLUM, CZO, and other land use maps for purposes of better delineating the City’s public green spaces, the following text definitions are recommended to replace existing content with the "Open Space and Recreation" subsection of Volume 2, Chapter 14, Section C of the MP (pgs. 14.16 - 14.17):

NATURAL AREAS

Goal: Increase, retain and preserve coastal land, wetlands, woodlands, and other ecologically sensitive habitats and natural areas by conserving, improving, and/or restoring these areas for the purposes of aesthetic value, biodiversity, natural disaster resilience, natural resource and wildlife conservation, and nature-oriented recreation.

Range of Uses: Ecological management, green infrastructure (non-structural flood protection and stormwater management), and passive nature-based recreation that does not have adverse impacts on sensitive ecological and natural areas that are the conservation/preservation aim in any particular designated Natural Area. (Other uses may be allowed with conditional permit and restoration requirements.)

Development Character: No structures except those necessary to support specific conservation aims or low-impact amenities consistent with permitted passive recreational activities (i.e., trails, trailheads, overlooks, rest areas, and interpretive signage).

OPEN SPACE

Goal: Provide, increase and maintain areas for public spaces owned by public or semi-public entities that are conserved, improved, or restored as green space for the purpose of providing aesthetic, contemplative, educational, environmental, public health, passive recreational, and resilience values to the community.

Range of Uses: Grassy spaces, green infrastructure (bioswales, rain gardens, etc.), natural fields, neutral grounds, passive recreational fields, and non-programmed park space. Other permitted uses could include removable or temporary markings and/or fixtures for permitted recreational activities (i.e., stripes, removable goal nets, etc.); pedestrian and bike trails constituting less than 25% of the surface area of the area constituting Open Space; or other minor installations (i.e., water fountains, restrooms) provided that any such added features do not interfere or diminish the stated aims of the designated Open Space within prevailing Master Plans for that space. (Uses having more than minimal impact not allowed or allowed only with conditional permit.)

Development Character: No structures except those necessary to support specific conservation and/or resilience aims or low-impact amenities

consistent with permitted recreational activities (i.e., trails, rest areas, signage, water fountains).

RECREATIONAL SPACE

Goal: Provide areas for programmable parks and active recreational facilities owned by public or semi-public entities that also advance community goals for community access and equity, conservation, natural aesthetics, and storm water protection, and resilience.

Range of Uses: Parks, playgrounds, recreation facilities, and temporary and permanent athletic fields and facilities, including but not limited to golf courses, tennis courts, paved trails comprising more than 25% of the surface area of a particular park or discrete public space.*

Development Character: Programmatic parks, indoor and outdoor recreational areas, and other minimal structures, as considered and vetted by the public, in furtherance of the principal use of a particular parkland space.

* Footnote: Stadiums and permanent large community-benefiting structures be considered as Institutional land use categories (pg.14.16), subject to conditional use approval processes for inclusion.

APPENDIX I

**PROPOSED AMENDMENTS
TO MASTER PLAN
REGARDING PARKS AND GREEN SPACES
BY NOLA PARKS FOR ALL**

NOLA Parks for All (“PFA”) makes the following proposals for amendments to the Master Plan:

I. VOLUME 2 CHAPTER 7

P7.1 & 8-9

GOAL 3. A commitment to no net loss¹ of public parkland, and to a strict limitation on conversion of open green space to specialized uses or to intensive and commercial uses.

**POLICIES FOR DECISION MAKERS/RECOMMENDED
STRATEGIES**

3.A. Establish systems to ensure that the City does not lose acreage

¹ The Master Plan explains the concept of no net loss of public parkland as follows:

“Cities that give up park land end up regretting it. A robust network of green space and parks is a critical asset for quality of life and urban success. It helps retain existing residents and attracts new ones. When cities looking for “free land” establish other public facilities on park land, they are chipping away at the community’s overall inventory of park land. Often, it is more costly or otherwise more difficult to acquire new park land. For this reason, it is important to make sure that, at a minimum, the city maintain a commitment to keeping the same overall amount of park land that it has at present. In addition, as needed, additional park resources (whether directly owned by the city or by others) should be made available in areas of the city that are currently under served.” *MP, Vol 2, Chap 7 p 7.17.*

While the principle of “no net loss” provides some protection to the overall amount of parkland, that principle could be seen as condoning the sale of park land or the intensification of uses in existing parks, so long as land in some other part of the city is substituted. This is a slippery slope. Green space in the most-used parks would likely have the most appeal to developers or municipal officials as sites for conversion to intensive or commercial uses. Carving out green space from those parks on the grounds that parcels in other parts of the city could be “substituted” for them should be discouraged. The preferable policy is no loss of public parkland, with any exceptions to that rule being subject to the strictest scrutiny.

dedicated to parks and that existing open green space in parks is not converted to specialized uses, such as golf courses and stadiums, or to intensive and commercial uses, such as restaurants and event facilities.²

RECOMMENDED ACTIONS

1. Require enhanced public review, such as the conditional use process, of disposition of public parkland and apply any funds from sales of parkland to acquisition of new parkland.
2. Create a Parks Trust Fund within the Capital Projects Fund to receive funds for acquisition and improvement of parkland.
3. Evaluate any public property identified for sale for suitability as a park or recreation site.
4. Require enhanced public review, such as the conditional use process, of changes of use of public parkland that would limit access by the general public and casual park patrons or be more intensive or commercial than the existing use.³
5. Create separate future land use categories of Open Space and Recreational Areas.⁴

² The principle that parkland should not be sold or that any such sales should require strict scrutiny addresses only part of the problem. What is difference between (1) the City selling a piece of a public park to a private party who wants to build a restaurant on it and (2) the City or the entities governing parks deciding to operate a restaurant in a public park themselves? In both cases, public green space has been diminished. Thus, the change of use of public green space to a specialized use or to a more intensive and commercial use, even without the sale of public green space, should be prohibited or subject to the strictest scrutiny.

³ If this change is accepted, it will require revisions in pages 7.17 - 20, to include, alongside the axiom that parkland should not be disposed of without public hearing, similar protections when parkland is proposed to be converted to a specialized use or to be converted to some intensive or commercial use. The germ of this is already contained at pages 7.18 -19: “. . . the Planning Commission . . . should establish a set of criteria and a deliberative process before any parkland is designated to be *taken out of park and recreation use.*”

⁴ See Addendum 2 for PFA’s recommendation for two new Future Land Use (“FLU”) category definitions to be included in Vol 2, Chap 14, Sec C. PFA recommends that the CPC and the Council

* * * *

GOAL 4 A park within walking distance – approximately 1/3 mile – of every New Orleans resident

POLICIES FOR DECISION MAKERS/RECOMMENDED STRATEGIES

- 4.A. ~~Balance passive and active uses of parks and public spaces.~~⁵
Increase park and other green space and make parks and green space more accessible to all residents.

RECOMMENDED ACTIONS

1. Provide open fields and tree-shaded areas, walking paths for walking, running, biking, and/or similar uses, seating, water fountains and similar low impact amenities, and programming (activities such as concerts, festivals, etc.)⁶ in parks and neutral grounds ~~that are not managed by NORD~~⁷ in order to ~~ensure that residents can and will~~ enable and encourage residents to use them.
2. Make improvements in safe walking routes to parks.
3. Prioritize creation of new parks or playgrounds for underserved areas where there is no park within walking distance and for access to resources of citywide importance, such as the waterfront.

commence a process to replace the existing category of “Parkland and Open Space” with two new FLU categories, “Recreational Space” and “Open Space.”

⁵ The policy of balancing passive and active uses does not appear to be related to the goal of providing parks in close proximity to all residents.

⁶ Parks and green spaces can and should be used at times for concerts and festivals so long as no damage to the parks and green space occurs and the programmatic use is not so frequent or intensive as to clash with normal park use. Parks and green spaces should be created and maintained primarily for citizens seeking green space for passive uses and not become overly utilized for intensive and commercial purposes.

⁷ To the extent that NORD properties can be used for passive activities without interfering with NORD programming, these properties should be made to do double duty, such as providing fields for picnics or paths for walkers.

4. Establish systems to use vacant public lots and other public properties, such as schools, as full time or part time neighborhood parks.

* * *

GOAL 5 More public access to waterfronts

POLICIES FOR DECISION MAKERS/RECOMMENDED STRATEGIES

5.A. Create parks and public spaces along the Mississippi River and Lake Pontchartrain and ensure that river and lake access is kept open to the general public and not dominated by specialized use facilities, particularly those which could be placed in other areas.⁸

RECOMMENDED ACTIONS

* * *

4. Zone or regulate waterfront public property to allow unprogrammed open green space to predominate. Require enhanced public review, such as the conditional use process, of changes of use of waterfront property that would limit access to the general public or be more intensive or commercial than the existing use.

II. VOLUME 2, CHAPTER 14⁹

P. 14.1 POLICIES FOR DECISION MAKERS

- Preserve and protect environmentally sensitive land and coastal areas
- Maintain, protect, and expand parks and open space
- Promote walkable, mixed-use environments.

⁸ There is a limited amount of waterfront property. Much of the City's riverfront must, for reasons of security, commerce and transportation, not be open to the general public. Thus, the few places on the riverfront where public access is even possible should be kept open and unprogrammed. Activities which can be situated elsewhere, such as athletic stadiums, should not be situated on the riverfront.

⁹ NOLA Parks for All is aware that the issue of what parts of the Master Plan have the force of law is disputed and is the subject of ongoing litigation. Parks for All, for purposes of this proposal, takes no position on that question, and nothing said in this proposal should be taken to mean that Parks for All concedes that only Chapter 14 has the force of law.

* * *

GOAL: Strengthen the city's public realm and urban design character

- Establish design principles and standards in zoning and design guidelines for specific areas.
- Establish systems to ensure that the city does not lose acreage dedicated to parks, that it maintains existing parkland, and that it expands parkland to achieve an equitable and accessible park system.¹⁰
- Protect open, passive, and unprogrammed green space from conversion to commercial and intensive uses.
- Create a framework for accepting, placing, and maintaining public art in a way that insures excellence and cost-effectiveness.

P. 14.2 A. INTRODUCTION

P. 14.5 SUMMARY OF LAND USE STRATEGIES AND ACTIONS

GOAL: 1. Promote smart growth land use patterns in New Orleans and the region.

STRATEGY: Preserve existing and create new parks and public spaces.

ACTIONS: ~~Provide for parkland and open spaces to meet the needs of residents.~~
Establish systems to ensure that the city does not lose acreage dedicated to parks,¹¹ that open space and recreational areas are expanded whenever feasible, and that passive open green space in parks is not converted to specialized uses or to intensive and commercial uses.

Require enhanced public review, such as the conditional use process, of disposition of public parkland or of changes of use of public parkland that would limit access to the general public or be more intensive or commercial than the existing use and apply any funds from sales of parkland to

¹⁰ The Trust for Public Land suggests that the standard should be a park within a half-mile or ten minutes for every citizen. http://parkscore.tpl.org/Methodology/TPL_10MinWalk.pdf

¹¹ The language in the first clause of this sentence is taken verbatim from *MP, Vol 2, p 7.8*.

acquisition of new parkland.^{12 13}

Ensure coordination of park and recreation resources and activities by establishing an inter-agency parks and recreation coordinating group including all relevant city, nonprofit, private, and parish agencies.¹⁴

¹² See *MP, Vol. 2, Chap 7, p. 7.8.*

¹³ The CPC already has jurisdiction over the sale of public property, and it is not a far step to require CPC review of parkland which is “taken out of park or recreation use” by conversion to commercial or intensive use:

“The CPC’s existing role is to decide whether any public land or building is to be sold or acquired. To enhance this process, the Planning Commission, working with the park and recreation departments, should establish a set of criteria and a deliberative process before any public parkland is designated to be taken out of park and recreation use. This process should be included or referenced in the zoning code. The process should include elements such as:

> *A requirement for a public hearing.* The City Planning Commission should hold a public hearing on the proposed sale or conversion of parkland, at a time and place convenient for public comment. Each agency should make a written recommendation to the Mayor and the City Council.

> *A requirement for replacement.* Any parkland sold or taken for other uses, including other municipal uses, must be replaced by land with similar park, recreation or conservation value in terms of usefulness and location. If the land is not available, funds must be deposited in a Parks and Recreation Trust Fund or similar dedicated account (described below) that would be sufficient to buy replacement land at fair market value. The land taken for other uses must be rezoned and taken out of the Parks category.”

MP, Vol 2, Chap 7, p. 7.18-9.

¹⁴ These are already goals and recommendations in *MP, Vol. 2, Chap 7, p 7.26-7.* Our proposal is that these provisions be included in Chapter 14 to insure the force of law. Chapter 7 explains the problem:

“Because the New Orleans park, open space and recreation system is managed by multiple entities, it is essential that a coordinating group be established to share information and plans to serve the city’s residents and visitors. No matter how conscious the different agencies may be of their independent existence and varying funding levels, from the point of view of a person who wants to take advantage of the outdoors, play sports, or enjoy the lakefront or river front, it is all part of the public realm and green infrastructure of the city. Efforts to coordinate programming and activities will stretch the funding for park and recreation programs across the board, providing cost-effective services and resources to the community. As a group, the agencies can also work on building a common constituency for parks and recreation and raising public awareness about their importance for quality of life and economic prosperity. At a minimum the coordinating group should include NORD and Parks and Parkways (or any successor

Establish requirements for entities controlling parks and greenspaces to create both individual and city-wide comprehensive master plans, periodically amended, and for regular public participation processes relative to the development of those master plans.¹⁵

Provide public participation processes for conditional use proposals for changes to parks and greenspaces.

Ensure that projects by parks and greenspaces are subject to the City's Capital Improvement Plan and that city budgeting process are consistent with those elements within the Master Plan that have the force of law.

Provide public funding for parks and greenspaces by presenting to the voters a millage ballot initiative providing for such funding on an equitable basis.¹⁶

organization), City Park Improvement Association, Audubon Institute, the Orleans Levee Board, and the School District, but private recreation providers should ideally also participate. The City Planning Commission could convene the group two to four times a year to exchange information. One of those times should be when departments are preparing their capital budget requests. This meeting should also function as an annual public meeting to review progress and hear from the public on park and recreation issues.” *MP, Vol 2, Chap 7, p 7.26-7.*

* * *

“The city does not have a unified park and recreation department, as common in most cities.”

* * *

“Challenges: Ensuring effective coordination among the various entities and agencies that manage parkland and provide recreational facilities in New Orleans.” *MP, Vol 2 Chap 7, p 7.4.*

* * *

“Responsibility for New Orleans’ green infrastructure is divided among a number of public and non-profit entities, making coordination a challenge.” *MP, Vol 2, Chap 7, p 7.5.*

* * *

See also, *MP, Vol 2, Chap 7, p 7.19; MP, Vol 3, Chap 7, p 7.5.*

¹⁵ Chapter 7 already contains recommendations for public participation, a comprehensive city-wide master plan for parks and green spaces. See *MP, Vol 2, Chap 7, p. 7.19*. Our proposal is that these existing provisions, with the addition of a requirement that entities controlling parks and green spaces prepare individual master plans, be included in Chapter 14 to insure the force of law.

¹⁶ Chapter 7 already contains recommendations for “[p]roviding a consistent funding mechanism” for parks, recreation, and green space, and a recommendation that a millage for parks and

Balance passive and recreational uses in parks and public spaces.¹⁷

**P. 14.9 B. SETTING THE DIRECTION FOR FUTURE LAND USE:
GUIDELINES AND PLACEMAKING PRINCIPLES**

FUTURE LAND USE GENERAL GUIDELINES

PRESERVE

- Preserve parks and public spaces.
- Preserve and expand parks and green space, and protect passive open green space in parks from conversion to intensive and commercial uses.
- Preserve and protect public spaces.

P.14.16-17 C. FUTURE LAND USE CATEGORIES¹⁸

NATURAL AREAS, OPEN SPACE AND RECREATIONAL AREAS

NATURAL AREAS

Goal: Increase, retain and preserve coastal land, wetlands, woodlands, and other ecologically sensitive habitats and natural areas and wetlands resources for storm water storage, conservation, public employment, and for protection of coastal resources by conserving, improving, and/or restoring these areas for the purposes of aesthetic value, biodiversity, natural disaster resilience, natural resource and wildlife conservation, and

green spaces be proposed. *See MP, Vol 2, Chap 7, p. 7.4, 7.12, 7.28.* Our proposal is that these provisions be included in Chapter 14 to insure the force of law.

¹⁷ Compare MP, Vol 2, Chap 7, p. 7.8

¹⁸ This heading and the following descriptions present the land use categories set out in Appendix II, rather than existing categories, but compares the amendments to existing language. PFA urges the CPC and Council to create the new land use categories set out in Appendix II. However, the proposed new standards for capital improvement and budgeting processes set out herein are not dependent on the enactment of PFA's proposed new land use categories, and thus PFA's recommended CIP and budgeting processes can be created and applied while PFA's recommended new categories and the related map changes are being considered and enacted.

nature-oriented recreation.

Range of Uses: Open space and active recreation that do not have adverse impacts on wetlands and natural areas. Ecological management, green infrastructure(non-structural flood protection and stormwater management), and passive nature-based recreation that does not have adverse impacts on sensitive ecological and natural areas that are the conservation/preservation aim in any particular designated Natural Area. (Other uses may be allowed with conditional permit and restoration requirements.)

Development Character: No structures except those necessary to support the principal use: specific conservation aims or low-impact amenities consistent with permitted passive recreational activities (i.e., trails, trailheads, overlooks, rest areas, and interpretive signage).

PARKLAND AND OPEN SPACE

Goal: Provide, increase and maintain areas for parks, recreational facilities and open space networks owned by public or semi-public entities while offering the opportunity to utilize such spaces for storm water management measures. for public spaces owned by public or semi-public entities that are conserved, improved, or restored as green space for the purpose of providing aesthetic, contemplative, educational, environmental, public health, passive recreational, and resilience values to the community.

Range of Uses: Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, rain gardens, bioswales and other stormwater management measures. Grassy spaces, green infrastructure (bioswales, rain gardens, etc.), natural fields, neutral grounds, passive recreational fields, and non-programmed park space. Other permitted uses could include removable or temporary markings and/or fixtures for permitted recreational activities (i.e., stripes, removable goal nets, etc.); pedestrian and bike trails constituting less than 25% of the surface area of the area constituting Open Space; or other minor installations (i.e., water fountains, restrooms) provided that any such added features do not interfere or diminish the stated aims of the designated Open Space within prevailing Master Plans for that space. (Uses having more than minimal impact not allowed or allowed only with conditional permit.)

Development Character: Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures. No structures except those necessary to support specific conservation and/or resilience aims or low-impact amenities consistent with permitted recreational activities (i.e., trails, rest areas, signage, water fountains).

RECREATIONAL SPACE *[revised and separated from "open space"]*

Goal: Provide areas for programmable parks and active recreational facilities owned by public or semi-public entities that also advance community goals for community access and equity, conservation, natural aesthetics, and storm water protection, and resilience.

Range of Uses: Parks, playgrounds, recreation facilities, and temporary and permanent athletic fields and facilities, including but not limited to golf courses, tennis courts, paved trails comprising more than 25% of the surface area of a particular park or discrete public space.*

Development Character: Programmatic parks, indoor and outdoor recreational areas, and other minimal structures, as considered and vetted by the public, in furtherance of the principal use of a particular parkland space.

* Footnote: Stadiums and permanent large community-benefiting structures be considered as Institutional land use categories (pg.14.16), subject to conditional use approval processes for inclusion.

P. 14.22 E. Future Land Use and , Zoning, and the Capital Improvement Program ¹⁹

¹⁹ These proposed changes to Vol 2, Chap 14, Sec E are intended to create mandatory conservation and resilience related procedures for all public land use projects that are subject to the city's Capital Improvement Plan and budgeting processes. The Master Plan states:

"How well this Master Plan and two of its most powerful implementation tools, the zoning ordinance and the capital improvement program, are used to make the kinds of places that New Orleanians want to either preserve into the future or create new for the future, will be one measure of the plan's success.."

In this light, the Master Plan includes mandatory ("force of law") provisions assuring that the

[Delete First Paragraph]

1. Comprehensive Zoning Ordinance *[New Section Heading]*

The Comprehensive Zoning Ordinance is consistent with the Master Plan if ~~(1)~~ (a) it furthers, or at least does not interfere with, the goals, policies, and guidelines, including design guidelines, that are contained in the Land Use Element of the Master Plan, and ~~(2)~~ (b) is compatible with the proposed future land uses densities, and intensities designated in the Land Use Element of the Master Plan.

* * *

2. Capital Improvement Program & Capital Budgeting *[New Section Heading]*

a. Natural Areas, Open Space, and Recreational Areas²⁰ *[New Subsection Heading]*

All public and semi-public entities that have jurisdiction over Natural Areas, Open Space, or Recreational Areas that are subject to the City of New Orleans' Capital Improvement Program (CIP) or the City of New Orleans capital budgeting process shall comply with the following:

(i) All projects involving Natural Areas, Open Space, or Recreational Areas shall be consistent with the goals, policies, and guidelines, including design guidelines, that are contained in the Land Use Element of the Master Plan and correspond with land use categories in the Future Land Use Map and zoning districts.

City's comprehensive zoning ordinance is consistent with the Plan (Volume 2, Chapter 14, Section E. (pg.14.22-23)). However, similar mandatory provisions to assure that the City's Capital Improvement Plan and Capital Budget processes are consistent with the goals of the Master Plan are not in the section of the master plan which has the force of law. To remedy this inconsistency, the proposed new section and subsections of Chap 14, Section E following this footnote are recommended. The proposed new language provides minimum responsibilities for assuring that all public projects subject to the CIP and capital budgeting processes are consistent with certain priority conservation and resilience aims within the Master Plan.

²⁰ This heading uses the land use categories set out in Appendix II, rather than existing categories. PFA urges the CPC and Council to create the new land use categories set out in Appendix II. However, the proposed new standards for capital improvement and budgeting processes set out above are not dependent on the enactment of PFA's proposed new land use categories, and thus PFA's recommended CIP and budgeting processes can be created and applied while PFA's recommended new categories and the related map changes are being considered and enacted.

(ii) All projects involving Natural Areas, Open Space, or Recreational Areas must demonstrate consistency with Volume 2, Chapter 7 of the Master Plan and applicable "Parks and Recreation Master Plans that have been approved by the City Planning Commission for the public in which the project is being approved.

(iii) At least thirty (30) days prior to any final CIP hearing involving Natural Areas, Open Space, or Recreational Areas there shall be at least one public meeting at which proposed CIP content is presented to receive public input and comments.*

(iv) To be eligible to submit an annual CIP and any capital budget requests, all public and semi-public entities that have jurisdiction over Natural Areas, Open Space, or Recreational Areas must submit to City Planning Commission for approval a "Parks and Open Space Master Plan" for the public spaces within their jurisdiction. Each Master Plan shall include minimum measures for conserving designated open space within the area of the master plan and overarching programming and design standards to govern park space development and maintenance. Once approved, a plan shall be amended a minimum of every five years through public participation processes.

(v) Any designated Natural Area or Open Space that is sold or otherwise changed to another land use characteristic shall be replaced with other land that is of similar size, location, and use characteristic as feasible. If such replacement land is not available, then sufficient proceeds from the sale of the involved property or other funds shall be deposited into a Parks and Recreation Trust Fund or similar dedicated account towards the purchasing of replacement property as it becomes available.

3. Disaster Resilience and Stormwater Management *[New Sub-section Heading]*

All public and semi-public entities that have jurisdiction over public property that is subject to the City of New Orleans' Capital Improvement Program (CIP) or the City of New Orleans capital budgeting process shall comply with the following:

(1) Prior to the sale or other disposition of any public property, public and semi-public entities shall assess whether any portion of the property is suitable to be established as designated Natural Area, Open Space, or Recreational Areas; or otherwise could improve local storm water management if retained as undeveloped public space.

(2) Any public property that is within the jurisdiction of the Departments of Public Works or Parks & Parkways and is proposed for development through the CIP or capital budget processes, including but not limited to public rights-of-way, neutral grounds, and sidewalks, shall demonstrate consistency with best-practices for stormwater management design and maintenance practices to be established and published by the City Planning Commission within two years of amending the Master Plan.

(3) All public buildings or facilities that are proposed for development through the CIP or capital budget processes, shall demonstrate consistency with best practices for stormwater management design and maintenance practices to be established by the City Planning Commission within two years of amending the Master Plan to include cost feasible guidelines for the use of pervious surfacing, green or blue roofs, and water retaining safe landscape elements such as bioswales and rain gardens.

(4) All proposed public buildings or facilities are that proposed for development through the CIP or capital budget processes, shall demonstrate consistency with best design practices for wind and flood resilience, including utilizing a minimum amount of elevation “freeboard” above established base flood elevations.

P. 14.23 F. Urban Design Framework

Cultivate livability:

* * *

- **Restore the critical mass to support key ingredients of livability.** Blight, smaller households, and changing lifestyles rob neighborhoods of the critical mass needed to support vibrant commercial districts, walkable streets, convenient transit, lively parks, and similar amenities. Restoring traditional densities and redeveloping opportunity sites will help all parts of the city regain critical mass and attract a new array of housing and amenities to new and existing neighborhoods. Increases in population density need to be accompanied by increases in open passive unprogrammed green space, either by creating new green space or by recovery of parkland previously converted to commercial or intensive uses.

- **Protect and increase Open Space and Recreational Areas** Protect and increase parks and green space, and prevent conversion of passive park space to intensive and commercial uses.

* * *

- **Build community in the midst of diversity.** The city can take advantage of the proximity in which people of different races, incomes, and ethnic backgrounds live – unusual among U.S. cities – to create a renewed sense of community. Emphasizing walkable connections between neighborhoods that give people an opportunity simply to meet, making commercial districts more vital and providing ~~well-programmed~~ parks with a balance between passive and programmatic uses will draw New Orleans’ diverse residents together across lines of difference. . . .

P. 14.24 Foster economic development

- **Offer the amenities that attract people to live, work and invest.** Preserving New Orleans’ historic character – embodied in its walkable streets and parks, cultural richness, and mixed-use environments – and extending these qualities into new neighborhoods and districts is a critical ingredient in spurring growth.

P. 14.25 Urban Design Principles

The public realm of streets, sidewalks, plazas, parks and other public spaces:

* * *

- Protect and increase Open Space and Recreational Areas and protect parks from conversion to specialized uses and to commercial and intensive development.

P. 14.27 G. General Zoning Principles

P. 14.28 A Zoning Response to the Master Plan Theme: How We Live²¹

OPEN SPACE AND RECREATIONAL AREA ZONING PRINCIPLES

- Preserve and increase Open Space, particularly in areas of high residential density.

²¹ For reasons unknown, the “How We Live” part of *Chapter 14, Sec G* addresses Residential Neighborhood Zoning Principles and Neighborhood Business District Zoning Principles, but does not include a section on Parks and Open Spaces Zoning Principles. We “live” in our parks as well as in our homes and neighborhood business districts, and we need to address parks in this section and not just under sustainability (though parks and green spaces do contribute to sustainability).

- Ensure no loss of public parkland.
- Create systems to limit the conversion of parks and open space to commercial and intensive uses.
- Ensure that open passive unprogrammed park space is not given over to programmed, commercial and intensive uses.

P.14.33 A Zoning Response to the Master Plan Theme: Sustainable Systems

* * *

1. Protect, increase, and provide for open spaces appropriate to conserving the regions natural resources and meeting the needs of its residents.
 - Provide appropriate locations for open spaces and public recreational areas.
 - Distinguish between areas of preservation, areas of passive use, and areas of recreation.